

1/17/15

City of Coon Rapids  
11155 Robinson drive  
Coon Rapids, Mn 55433



11 am.

#23-31-24-21-0084

I am writing in objection to the citation issued 7/17/14. The citation stated that the weeds in my back yard were too high. The stated weeds were mixed in with perennials surrounding my deck. July is not the month to cut back perennials. Pictures were also sent of weeds growing in our landscaping rock pile, of which will be to put use this coming summer. The entire front and back lawn was mowed and manicured except for the two above spots noted above. To view my deck and rock pile, the inspector had to get out of his car, and walk into my yard to look over the fence. I find this an invasion of privacy.

We have made several improvements to this property since it was purchased in 2007. It was an abandoned property and was left in severe disrepair. Our neighbors appreciate our presence here in Coon Rapids, and the work we've done to improve the aesthetic value of this neighborhood. Therefore, I am appealing that the stated fine of 150.00 be removed.

Sincerely,

Susan Fraboni  
1246 107<sup>th</sup> Ave. NW  
Coon Rapids, Mn. 55433

A handwritten signature in black ink, appearing to read "Susan Fraboni", written over the printed name and address.

ATTENTION PROPERTY OWNER



Susan Fraboni  
1246 107th Avenue NW  
Coon Rapids, MN 55433

January 8, 2015

PIN #: 23-31-24-21-0084

Notice is hereby given that the Coon Rapids City Council will meet at 7:00 p.m. on February 3, 2015 in the Council Chambers, City Center, 11155 Robinson Drive to consider adoption of the proposed 2015 assessment for abatement of code violations, diseased tree removals, false alarm fees, weeds/mowing, other unpaid invoices, postponed assessments and unpaid water bills. The various properties proposed to be assessed are all within the corporate limits of the City of Coon Rapids, Anoka County, Minnesota. The proposed assessment roll is on file for public inspection in the City Assessor's Office.

To maintain your appeal rights, it is necessary for a **written** objection to be filed with the City Clerk prior to or at the meeting on February 3 (**written objections may be submitted, but no testimony will be taken on February 3**). At the hearing on February 3, objections to assessments will be referred to the Board of Adjustment and Appeals for review on March 5, 2015 at 6:30 at which time testimony will be taken in the Council Chambers. If you file an objection, March 5 is your opportunity to appear before the Board and provide testimony (**appeals will be heard in order received, so if appealing it is best to submit asap**). The Board of Adjustment and Appeals will then make a recommendation to the City Council.

Minnesota Statutes, Section 429.061, Subdivision 1, provides, "No appeal may be taken as to the amount of any assessment adopted pursuant to Subdivision 2 unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. No appeal of your assessment will be accepted by the District Court unless this written objection is properly filed."

An owner who has properly filed a written objection as provided in the preceding paragraph may further appeal an assessment to District Court, pursuant to Section 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the District Court within 10 days after service upon the Mayor or Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize the City, upon application, to defer the payment of special assessments against homestead properties owned by persons older than 65 years of age or disabled persons for whom it would be a hardship to make the payments. The City Council adopted Resolution 75-64 which implements the deferral program. The assessment will not be forgiven, but payment of it delayed. Additional interest will accrue. For information about the deferral program, call 763-767-6446.

The amount proposed to be assessed to your property is as follows:

**PIN #: 23-31-24-21-0084**

**ADDRESS: 1246 107th Avenue NW, Coon Rapids, MN 55433**

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Citation Fee-Mowing/Weed	\$150.00	7/17/14

\*A certification fee of \$30.00 will be added for each violation if unpaid prior to the date of certification. Payment options are as follows:

**Amount due if payment received on or before February 3, 2015: \$150.00**

**Amount due if received after February 3 and on or before March 5, 2015: \$180.00**

**After March 5, 2015**, interest will be charged from the date of adoption of the assessment through December 31, 2016, and the assessment will be certified to the 2016 property taxes at an interest rate of **1.16%** for **1** year(s).

Payments in full will be accepted on or before November 14 each year thereafter until the assessment is paid. (Call 763-767-6446 for the added interest amount).

**No additional notice or invoice will be sent regarding this assessment.** Payment can be made to the City of Coon Rapids Treasurer, 11155 Robinson Drive NW, Coon Rapids, MN 55433. Attn: Assessing Dept. Please reference the property address or PIN #: **23-31-24-21-0084**.

If you have questions about the terms of payment please contact the Assessing Department at 763-767-6446.

If you have questions about the reason for the assessments, please call the Special Assessment Info. Line at 763-767-4685.

Sincerely,

Assessment Clerk, City of Coon Rapids

- **2-1104 - Administrative Offenses; Schedules of Fines and Fees.**

(1)

A violation of any provision of City Code is an administrative offense subject to a citation and civil penalties pursuant to this Chapter. Each day a violation exists constitutes a separate offense.

(2)

Each count of an administrative violation is subject to a civil penalty not to exceed \$10,000, abatement, or both unless otherwise provided;

(a)

The civil penalty for a particular count is \$300;

(b)

If a violator remedies a count of a violation and demonstrates that fact prior to the compliance date, the civil penalty for that count is waived.

(3)

A second or subsequent citation issued within 180 days of any same or similar citation is subject to a civil penalty of at least twice the previously imposed penalty. If the violator remedies the violation prior to the compliance date, one half of the civil penalty will be waived.





# Property Report

Report Date: 2/17/2015

**PROPERTY ADDRESS: 1246 107TH AVE**

**PIN: 233124210084**

Work Order #56996

Weeds / Long Grass

CLOSED

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		6/10/14	GAZELKA, MIKE	Citation posted at property. Front has been cut, but backyard is 12-18"
INFORMATION SENT		6/10/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/18/14	6/18/14	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		6/18/14	HINTZE, CINDY	

Work Order #57513

Weeds / Long Grass

CLOSED

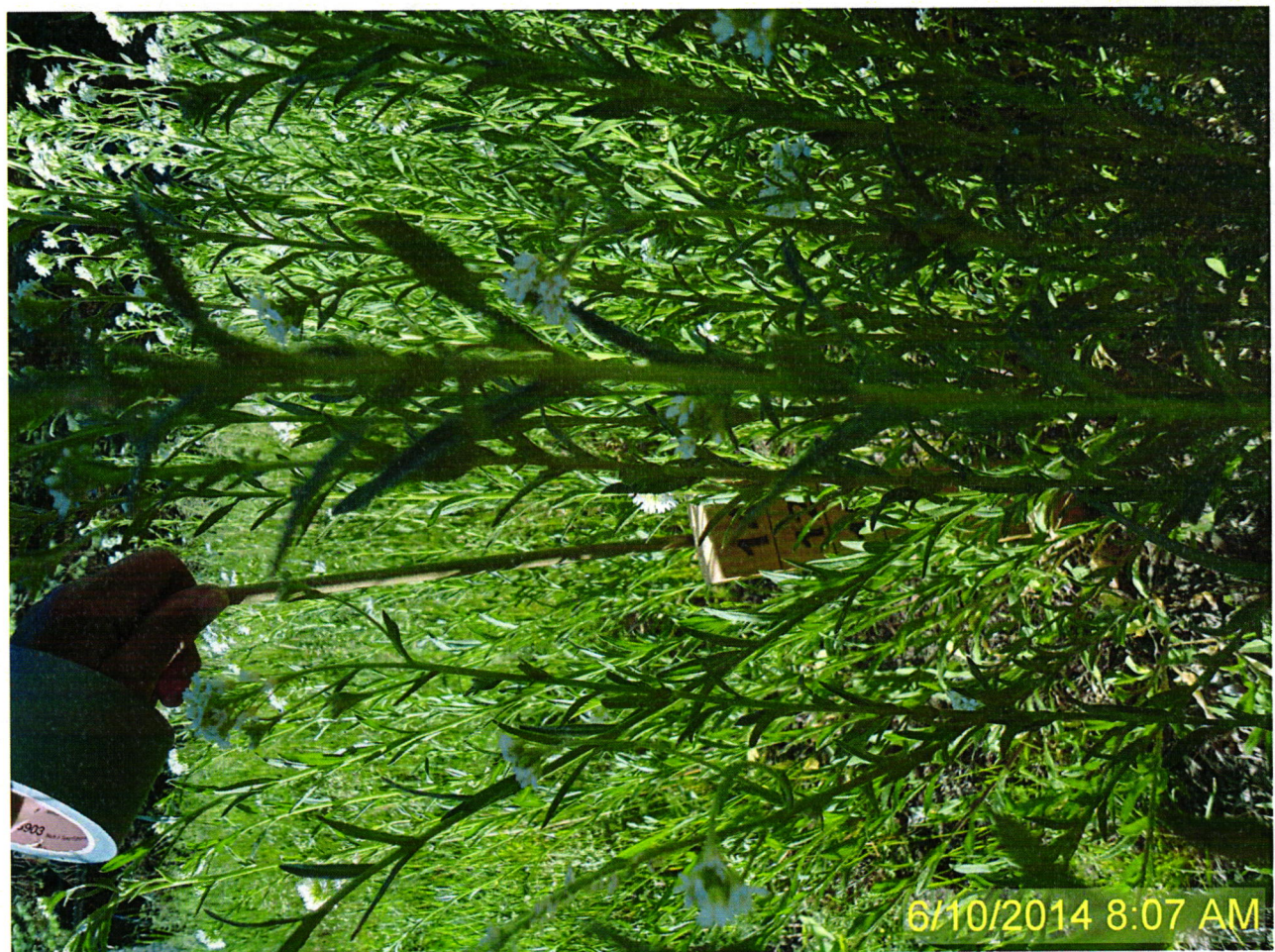
<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		7/8/14	GAZELKA, MIKE	Citation posted at property. Front cut, but backyard 8+", around deck 12-18", in corner around trees 8-14". SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 6/10/14.
INFORMATION SENT		7/8/14	HINTZE, CINDY	Courtesy letter sent.
COMMUNICATE W OWNER		7/16/14	DEGRANDE, KRISTIN	Owner Sue c 8 called with ?s about citation & if we are asking her to cut down her perennials. I looked at photos, called her back, left vm - not asking to cut down perennials but cut or remove weeds in that area, and throughout backyard.
CITATION REINSPECT	7/16/14	7/17/14	GAZELKA, MIKE	grass has been mowed
COMPLIANCE		7/17/14	DRABCZAK, LEYA	
CITATION FEE APPLIED		7/21/14	HINTZE, CINDY	150
APPEAL - BOA	2/5/15	1/21/15	DEGRANDE, KRISTIN	Property owner submitted a written appeal to the \$150 of pending special assessment(s).

Files attached to this work order:


\\WorkOrder\57513\1246 107th grass.pdf

End of Report for 1246 107TH AVE





6/10/2014 8:07 AM



**COON RAPIDS**  
Minnesota

City of Coon Rapids  
11155 Boulevard Drive  
Coon Rapids, MN 55433  
Tel: 763-951-2202  
Fax: 763-951-2202  
www.coonrapidsmn.gov

**ADMINISTRATIVE CITATION**  
**Long Grass & Weeds**

Property Posted: **46729**

**1246 - 10TH AVE**

To: Owner/Occupant  
Address: Coon Rapids, MN

This **6-10-14** Citation issued under Coon Rapids City Code Chapter 2-1100  
On **6/10/14** at **7:55** AM, the following violation of Coon Rapids City Code was found at  
the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
<b>6-17-14</b>		<b>8-402 &amp; 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.</b>	<b>\$300.00</b>

To avoid the above penalty, you must do one of the following:


1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$100 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does not provide home repairs, housekeeping and seasonal chores such as snowplowing. They are done at a nominal suggested donation with subsidy for those of need. Call 763-783-4767 to obtain help.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Boulevard Drive, Coon Rapids, MN 55433. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

  
 Long Grass Inspector  
 763-951-2202

6/10/2014 8:08 AM









6/10/2014 8:08 AM

11155 Robinson Drive  
Coon Rapids MN 55433  
Tel 763-755-2880  
Fax 763-767-6491  
www.coonrapidsmn.gov



COON  
RAPIDS  
Minnesota

June 10, 2014

FRABONI SUSAN  
1246 107TH AVE NW  
COON RAPIDS, MN 55433

Address: **1246 107TH AVE**  
COON RAPIDS, MN 55433

Administrative Citation: **#56996**

PIN: 233124210084

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 1246 107TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by June 17, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector  
763-951-7202

City of Coon Rapids  
11155 Robinson Drive  
Coon Rapids, MN 55433-3761  
Tel: 763-755-2880  
Fax: 763-767-6491  
www.coonrapidsmn.gov



COON  
RAPIDS  
Minnesota

#57513

## Long Grass Complaint

Weeds, Unkept Lawn And Landscape, Etc

SR:47188

**Address: 1246 107TH AVE**

PIN: 233124210084

Scheduled Insp Date: 07/08/2014

By HINTZE, CINDY: 7/7/2014 8:06:53 AM

be sure to check the backyard - previously posted 6/10/14; post again if over 8"

### Inspector Notes

☐ Unfounded

☒ Posted Property

Fine \$

Date: 7-8-14

Time: 7:40 AM

Additional Info:

FRONT - cut  
Backyard - weeds 8"  
Grass Around Deck 12"-18"  
IN CORNER Around  
Trusses - 8"-14"

### For Office Use Only

Owner Occupied

Vacant

Rental WO#

# of Weeds this Season: Previously Abated date:











**COON RAPIDS** Minnesota  
City of Coon Rapids  
City Hall, 11155 Robinson Dr NW, Coon Rapids, MN 55433  
Tel: 763-783-2480  
www.coonrapidsmn.gov

**ADMINISTRATIVE CITATION**  
Long Grass & Weeds  
Property Posted **47188**

To: Owner/Occupant  
Address: **1246 - 107th Ave.**  
Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100  
On **7-8-14 7:49 AM** at **7:49 AM**, the following violation of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
<b>7-15-14</b>		<b>8-502 &amp; 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed</b>	<b>\$300.00</b>

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

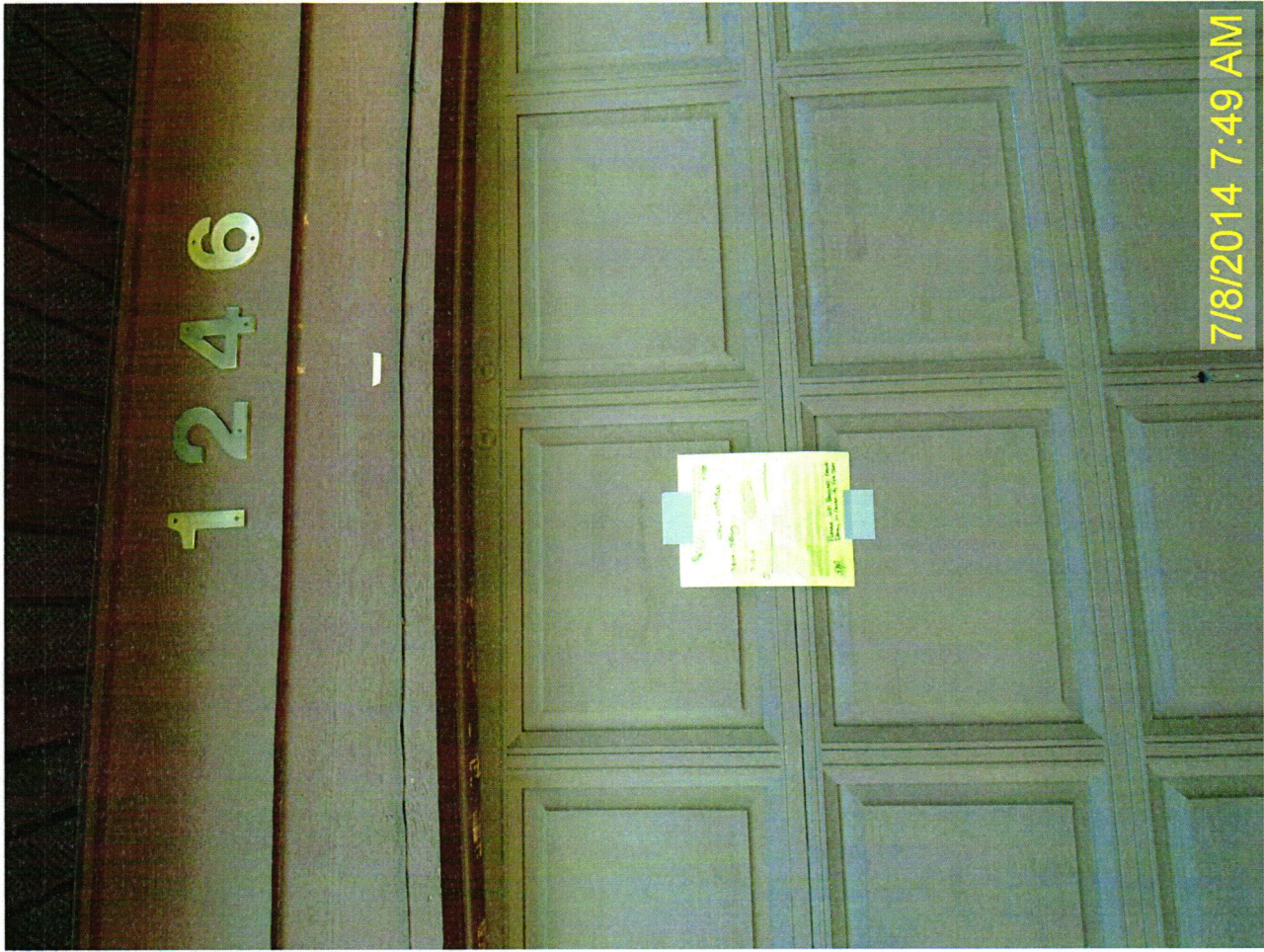
If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call 763-783-4787 to obtain help.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

**Long Grass Inspector**  
763-783-2480

**Please cut Backyard, Please Don't in Careless By Five Times.**







July 08, 2014

FRABONI SUSAN  
1246 107TH AVE NW  
COON RAPIDS, MN 55433

Address: **1246 107TH AVE**  
COON RAPIDS, MN 55433

Administrative Citation: **#57513**

PIN: 233124210084

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 1246 107TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by July 15, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector  
763-951-7202

# Long Grass Reinspection

1246 107TH AVE

**1246 107TH AVE**

PIN:233124210084

OWNER OCCUPIED

Work Order # 57513

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		7/8/14	Citation posted at property. Front cut, but backyard 8+", around deck 12-18", in corner around trees 8-14". <b>SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES.</b> Previously posted 6/10/14.
INFORMATION SENT		7/8/14	Courtesy letter sent.
CITATION REINSPECT	7/16/14		
COMPLIANCE			
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWNI			
COMMUNICATE W OWNI	7/16/14	7/16/14	Owner Sue 6...8 called with ?s about citation & if we are asking her to cut down her perennials. I looked at photos, called her back, left vm - not asking to cut down perennials but cut or remove weeds in that area, and throughout backyard.

## Inspector Notes

Reinspected by: MinnB

Date: 7-17-14

Time: 8:02 AM

Grass has been mowed

Order Abatement